

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-23225 - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC

**** CONDITIONS ****

The Planning Commission (4-3/ds, se, sd vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning of a 0.39 acre parcel from the C-1 (Limited Commercial) Zoning District to the M (Industrial) Zoning District at 3100 South Valley View Boulevard. The applicant is seeking the Rezoning in order to comply with the General Plan and to ensure a cohesive development standard for the future remapping of the two parcels to the west into a single-lot commercial subdivision. Staff recommends approval as the M (Industrial) zoning district conforms to the General Plan.

A request for a Site Development Plan Review and Variance accompany the applicant is proposing to renovate an existing 6,000 square foot office building with a 3-story 3,000 addition.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/23/07	<p>The Planning Commission recommended to table companion items VAR-22867 and SDR-21998 concurrently with this application.</p> <p>The Planning Commission voted 4-3/ds, se, sd to recommend APPROVAL (PC Agenda Item #38/mh).</p>
<i>Related Building Permits/Business Licenses</i>	
There are no active building permits or business licenses at 3100 South Valley View Boulevard.	
<i>Pre-Application Meeting</i>	
7/11/07	A Pre-application meeting was held with staff to revisit the previous submittals SDR-21998 and VAR-22867 and to discuss the requirements for a Rezoning of the subject property to the “M” (Industrial) Zoning District.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
7/23/07	<p>A field check was to the site was made with the following observations:</p> <ul style="list-style-type: none">• There are 32 parking spaces on site.• Existing building is currently vacant.• Billboard located at the southwest corner of the property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office Building	LI/R (Light Industrial/Research)	C-1 (Limited Commercial)
North	Auto Shop & Storage	LI/R (Light Industrial/Research)	M (Industrial)
South	Offices & Retail	LI/R (Light Industrial/Research)	C-1 (Limited Commercial)
East	Office Building	LI/R (Light Industrial/Research)	M (Industrial)
West	Office Building	Unincorporated Clark County	Unincorporated Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 feet)	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply for the “M” (Industrial) Zoning District:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	112 feet	Y
Min. Setbacks			
• Front	10 feet	14 feet	Y
• Side	10 feet	95 feet	Y
• Corner	10 feet	17 feet	Y
• Rear	0 feet	25 feet	Y
Trash Enclosure	Enclosed & covered	Enclosed & covered	Y
Mech. Equipment	Screened from public view	Not shown	N*

**A condition of approval has been placed to the associated Site Development Plan Review (SDR-21998) requiring that all mechanical equipment be adequately screened from public view.*

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	6 Trees/Space	5 Trees	2 Trees	N*
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	7 Trees	5 Trees	N*
TOTAL		12 Trees	10 Trees	N*
Min. Zone Width	0 feet along interior lot, 10 feet along ROW		0 feet along ROW	N*
Wall Height	8 Feet		8 Feet (existing)	Y

**The applicant has requested a Waiver to the Title 19.12 standards. This request is being processed with the associated Site Development Plan Review (SDR-21998).*

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Medical Clinic	4,175 sq. ft.	1: 200 sq. ft for first 2,000 sq. ft.; 1:250 sq. ft thereafter	19	2			
Medical Office	4,175 sq. ft.	1: 200 sq. ft for first 2,000 sq. ft.; 1:175 sq. ft thereafter	23				
Medical Office	1,125 sq. ft.	1: 200 sq. ft for first 2,000 sq. ft.; 1:175 sq. ft thereafter	6				
SubTotal			48	2	24	2	
TOTAL (including handicap)			48		26		N*
Percent Deviation					218%		

**An associated Variance (VAR-22867) to allow 26 parking spaces where 48 are required has been filed with this request.*

ANALYSIS

- **Land Use/Zoning**

The applicant intends to renovate the existing 6,000 square foot office building for the purposes of establishing a medical clinic with medical offices located above. Although the subject site currently maintains the C-1 (Limited Commercial) land use category, it is located within the LI/R (Light Industrial/Research) General Plan Category. The appropriate Zoning District associated with the LI/R (Light Industrial/Research) General Plan Category is M (Industrial). The two parcels to the west are located within the M (Industrial) Zoning District and the applicant proposes to have all three parcels mapped as a single-lot commercial subdivision.

As the requested M (Industrial) Zoning District allows for a Medical Clinic and Medical Offices and conforms to the General Plan category, staff recommends approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **“The proposal conforms to the General Plan.”**

The requested Rezoning to the M (Industrial) zoning district for a Medical Clinic and Medical Offices is consistent with intended Land Use of the LI/R (Light Industrial/Research) General Plan designation.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposed Medical Clinic and Medical Office use is permitted under the proposed M (Industrial) zoning district and is compatible with the existing commercial and industrial uses in the surrounding area.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The applicant is requesting the Rezoning so that the proposed Medical Office Clinic and Office use will conform to the existing LI/R (Light Industrial/Research) General Plan designation. The applicant is also seeking to provide medical services to the immediate area where few services are readily available from walking distance.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The subject site is accessed from Sirius Avenue, a 50-foot wide Local Street. The applicant has removed two curb cuts -one at the west of the site exiting onto Valley View Boulevard and the other at the northeast of the site exiting onto Sirius Avenue- at a suggestion made during the pre-application meeting by the Department of Public Works. The applicant has provided a copy of the recorded cross-access agreement which allows access from the two properties to the east. With the anticipated remapping of the three parcels under common ownership and the provided cross-access agreement, staff believes that adequate access will be provided.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 93 by Planning Department

APPROVALS 0

PROTESTS 1